

MANAGEMENT CERTIFICATE
VILLAS AT WATERCHASE OWNERS ASSOCIATION

The undersigned, being an Officer of Villas at Waterchase Owners Association (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is The Academy at Waterchase (the "Subdivision Development").
2. The name of the Association is Villas at Waterchase Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

The Academy at Waterchase, a subdivision in Tarrant County, Texas, according to the Map or Plat thereof, recorded at Cabinet A, Slide 10522 in the Plat Records of Tarrant County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for Villas at Waterchase, recorded at Document No. D205322369 in the Official Public Records of Tarrant County, Texas.

Bylaws of Villas at Waterchase Owners Association, recorded at Document No. D205322370 in the Official Public Records of Kaufman County, Texas.

Articles of Incorporation of Villas at Waterchase Owners Association, attached to that Management Certificate for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213034790 in the Official Public Records of Tarrant County, Texas.

Records Retention Policy for the Villas at Waterchase Owner Association, attached to that Management Certificate for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213034790 in the Official Public Records of Tarrant County, Texas.

Records Inspection Policy for the Villas at Waterchase Owners Association, attached to that Management Certificate for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213034790 in the Official Public Records of Tarrant County, Texas.

Payment Plan Policy for the Villas at Waterchase Owners Association, attached to that Management Certificate for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213034790 in the Official Public Records of Tarrant County, Texas.

Membership Voting Policy for the Villas at Waterchase Owners Association, attached to that Management Certificate for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213034790 in the Official Public Records of Tarrant County, Texas.

E-mail Registration Policy for the Villas at Waterchase Owners Association, attached to that Management Certificate for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213034790 in the Official Public Records of Tarrant County, Texas.

Violation Resolution for the Villas at Waterchase Owners Association, attached to that Management Certificate for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213034790 in the Official Public Records of Tarrant County, Texas.

Collection Policy for the Villas at Waterchase Owners Association, attached to that Management Certificate for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213034790 in the Official Public Records of Tarrant County, Texas.

Architectural Guidelines for the Villas at Waterchase Owners Association, attached to that Management Certificate for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213034790 in the Official Public Records of Tarrant County, Texas.

Records Retention Policy for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Records Inspection Policy for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Payment Plan Policy for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Membership Voting Policy for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

E-mail Registration Policy for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Religious Item Display Guidelines for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Solar Energy Device Guidelines for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Roofing Material Guidelines for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Rainwater Collection Devices Guidelines for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Flag Display Guidelines for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Drought-Resistant Landscaping and Natural Turf Guidelines for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Assessment Collection Policy for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Violation Enforcement Resolution for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Application of Payments Policy for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Conflict of Interest Policy for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate First Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D213314096 in the Official Public Records of Tarrant County, Texas.

Violation Enforcement Resolution for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate 2nd Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D215178220 in the Official Public Records of Tarrant County, Texas.

Electronic and Telephonic Action Policy for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate 3rd Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D215255901 in the Official Public Records of Tarrant County, Texas.

Payment Plan Policy for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate 3rd Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D215255901 in the Official Public Records of Tarrant County, Texas.

Standby Electric Generators Guidelines for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate 3rd Amendment for

Villas at Waterchase Owners Association, Inc., recorded at Document No. D215255901 in the Official Public Records of Tarrant County, Texas.

Uncurable Violation Enforcement Resolution for the Villas at Waterchase Owners Association, attached to that Property Owners Association Management Certificate 3rd Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D215255901 in the Official Public Records of Tarrant County, Texas.

Amendment, recorded at Document No. D217132378 in the Official Public Records of Tarrant County, Texas.

Villas at Waterchase Owners Association Billing Policy and Payment Plan Guidelines, attached to that Property Owners Association Management Certificate 4th Amendment for Villas at Waterchase Owners Association, Inc., recorded at Document No. D218034242 in the Official Public Records of Tarrant County, Texas.

Violation Enforcement Resolution for the Villas at Waterchase Owners Association, attached to that Property Owners Association 6th Amended Management Certificate for Villas at Waterchase Owners Association, Inc., recorded at Document No. D218236567 in the Official Public Records of Tarrant County, Texas.

5. The name and mailing address of the Association is:

Villas at Waterchase Owners Association
c/o PMI Metroplex
PO Box 211327
Bedford, TX 76095

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

PMI Metroplex
PO Box 211327
Bedford, TX 76095
Tel: (817) 952-9009
Email: brian@metroplexpmi.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is www.pmihoa.com

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Property Transfer Fee	\$200.00
Reserve Contribution	\$275.00

This Management Certificate is effective as of the 24th day of May, 2022.

VILLAS AT WATERCHASE OWNERS ASSOCIATION, a
Texas nonprofit corporation

By:

Name:

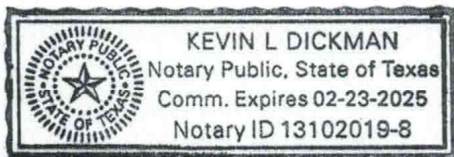
Title:

Brian Schockcraft
Brian Schockcraft
Agent for HOA

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on 24th day of May, 2022, by
Brian Schockcraft Agent for Villas at Waterchase Owners
Association, a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kevin L. Dickman
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
VILLAS AT WATERCHASE OWNERS ASSOCIATION